

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, OCTOBER 22, 2014 @ 7:00 PM</p>
---	---	--

For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “July 23, 2014” & “October 08, 2014”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a Use Permit for drive thru and Architectural Review for Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) – southwest corner of W. Kettleman Lane and Lower Sacramento Road (Applicant: Browman Development Company; File Number: 2014-36 U-SP; CEQA Determination: Prior EIRs Section 15153)

NOTE: The above items are quasi-judicial hearings and require disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
 - a. Council Summary Memo
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ART IN PUBLIC PLACES
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right to Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JULY 23, 2014**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of July 23, 2014 was called to order by Vice Chair Kiser at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Slater and Vice Chair Kiser

Absent: Planning Commissioners – Olson

Also Present: Senior Planner Craig Hoffman, City Attorney Janice Magdich, and Administrative Secretary Kari Chadwick

2. MINUTES

“June 25, 2014”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Slater second, approved the minutes of June 25, 2014 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kiser called for the public hearing to consider the request of the Planning Commission for approval of a 9 lot subdivision map and design review of The Villas housing project at 2110 Tienda Drive. (Applicant: Mr. John M. Giannoni Jr.; File 2014-15 S SP; CEQA Determination: Exempt per Section 15332)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned with the addition of condition #45 as illustrated on the blue sheet provided at the meeting.

Commissioner Heinitz asked if each resident will have their own trash cans or a single trash enclosure. Mr. Hoffman stated that each unit will have their own trash cans. Mr. Heinitz asked if there will be plumbing in the bonus room over the garage. Mr. Hoffman stated that plumbing could be added to the plans based on what the potential buyer would like to see in the space. Mr. Heinitz asked if the project could be conditioned to not allow plumbing to be put into those rooms to avoid having it turned into a secondary dwelling unit down the road. Mr. Hoffman stated that the Commission can add that if they choose.

Vice Chair Kiser stated his concern with the bonus room having plumbing as well as his concern about the trash cans needing to be pushed to the curb, so that the trucks do not have to try to drive into the development. Mr. Hoffman stated that the trash cans will need to be brought out to Tienda Drive to avoid having the trucks come into the development. Mr. Kiser also stated that he would like to see some signage at the entrance to the drive way stating that there is no parking along that area

Commissioner Slater asked if there is a yard for the dwellings. Mr. Hoffman stated that there is yard area for the residences. Mr. Slater would like to see some sort of sustainable fencing material used and asked about guest parking. Mr. Hoffman stated that there will be two guest parking spaces on site and other guest parking on the street.

Hearing Opened to the Public

- John Giannoni, applicant, came forward to answer questions. Mr. Giannoni stated that his vision for the Villas is to give all generations a place to call home. The single story

dwelling are meant to accommodate the older generation with the master bedrooms on the first floor and the townhouses will give the younger generation a place to settle. This project is going to be a high quality and energy efficient product. He added that the bonus room reflects a restroom because no matter what the space is used for it will need a restroom. The fence material will be 4x4 pressure treated wood. There is also a large trash bin and extra parking on the property to the south of this project and the residents can use that area in case they are having an extra-large gathering.

- Commissioner Heinitz asked if a truck could get into the complex to pick up a trash bin. Mr. Giannoni stated that he would prefer not to have a garbage truck driving into the complex. Mr. Heinitz asked if a walkway could be added on the east side of the property for the residents in the back. Mr. Giannoni stated that there is a gate and walkway along the eastern edge of the property that the residents can use to access Tienda Drive.
- Vice Chair Kiser asked if there can be something put into the CC&Rs that states that the residents can use the trash bin and parking on the property to the south of the project. Mr. Giannoni stated that would be a good idea.
- Zack Wong, Civil Engineer for the project, came forward to confirm the moving of the garage door from the side of the garage to the rear on the end unit. Vice Chair Kiser stated his support for the change.
- Al Ellis, Attorney for the applicant, came forward to answer questions. He has been working with Mr. Giannoni on the CC&Rs for the project and if the Commission has any questions he is available to answer them. Mr. Ellis added that Mr. Giannoni is Maintain the landscaping for three years going up to ten years depending on when the project is completed to ensure that it stays health.
- Commissioner Hennecke asked how the CC&Rs will be able to enforce the requirements for the common areas. Mr. Ellis stated that the CC&Rs are like any other contract and can be enforced through legal means.
- Vice Chair Kiser asked if a homeowners association could be set up later. Mr. Ellis stated that the applicant does not feel that an HOA is necessary, but if the future owners want to start an association then they should be able to do so. Mr. Giannoni came forward to further explain his vision with the help of the illustrations. The product being produced with this project will be individually owned except for the entrance.
- Commissioner Heinitz asked if the area in the middle is common area. Mr. Giannoni stated that the property lines all meet in the middle and every resident owns their own share of the Piazza.
- Fred Baker, Lodi resident, came forward to state some concerns for the project. Mr. Baker stated that a walkway was required with his project next door to allow for the garbage cans to be brought out to the street. He stated that he would like to see the residences in the back moved to the front and the two-story townhouses moved to the rear of the property. He believes this would be a better look on Tienda Drive. Mr. Baker would like to know who he will need to talk to if there are repairs to the shared drive lane.

Commissioner Kirsten excused himself from the meeting at 7:42 p.m. because he is feeling ill.

- Roger Barker, Lodi resident, came forward to express his concerns for the project. Mr. Barker stated his agreement with staff on keeping the garage buildings for the single-family dwellings single story. He supports the condition for CC&Rs and hopes they will deal with any possible issues that may arise.
- Vice Chair Kiser stated that each dwelling will have its own fire suppression system. Mr. Kiser asked for clarification regarding staff recommending that the garage buildings be single story. Mr. Hoffman stated his confirmation that staff is recommending the garage buildings for the residences in the rear be single story. He added that if the Commission wishes to allow them to be two-story staff recommends a condition be added to the CC&Rs that states that they cannot be leased, sublet or rented out separately.

Public Portion of Hearing Closed

- Commissioner Hennecke asked if the CC&Rs would come back to the Commission. Mr. Hoffman stated that staff from various departments will be looking at the CC&Rs and approving them. Commissioner Slater asked if they could be brought back to the Commission as an informational item. Mr. Hoffman stated that he will bring them back to the Commission.
- Commissioner Heinitz amended the conditions by eliminating Condition #14 and stating that the CC&Rs clarify that the bonus rooms not be allowed to become rentals.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, finds the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, the project is in-fill development and approve the Tentative Subdivision Map and architectural review for The Villas at 2110 Tienda Drive subject to conditions in the attached resolution along with additional condition 45 and amendments as stated below:

1 – Delete Condition #14.

2 - A statement to be added to the CC&Rs that will not allow for the bonus room to become a rental space.

The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Slater and Vice Chair Kiser
 Noes: Commissioners – None
 Absent: Commissioners - Kirsten and Olson

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kiser called for the public hearing to consider the request of the Planning Commission for a Use Permit Amendment (Condition 5 and 6) to allow an after school program (no additional students) at 2301 West Lodi Ave. (Applicant: Vineyard Christian Middle School; File 2014-21 U; CEQA Determination: Exempt per Section 15332)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned.

Vice Chair Kiser asked if the portable classroom units will be staying. Mr. Hoffman stated that they will remain.

Commissioner Slater asked if there have been any complaints for this site. Mr. Hoffman stated that there have not been any protests submitted. Ms. Magdich stated that the City Attorney’s office has not received any complaints.

Hearing Opened to the Public

- Randal Oliver, Principal of Vineyard Christian Middle School, came forward to answer questions.
- Commissioner Heinitz stated that he has heard positive comments about the school.
- Commissioner Slater asked about the after school program. Mr. Oliver stated that the program will be to allow parents that need the extra time to pick up their children. They will have both indoor and outdoor activities during that time.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Slater, Hennecke second, finds the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, and

adopt a Resolution approving the Use Permit Amendment (Condition 5 and 6) to allow an after school program (no additional students) at 2301 West Lodi Avenue subject to the findings and conditions of approval contained in the draft Resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Slater and Vice Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - Kirsten and Olson

4. PLANNING MATTERS/FOLLOW-UP ITEMS

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

5. ANNOUNCEMENTS AND CORRESPONDENCE

Senior Planner Hoffman showed off the proposed façade improvements that Smart and Final has submitted. He added that the application will be going to the Site Plan and Architectural Review Committee in August.

6. ACTIONS OF THE CITY COUNCIL

None

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

8. ART IN PUBLIC PLACES

None

9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

10. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

Commissioner Hennecke asked about the liquor license that has been approved in his neighborhood. Mr. Hoffman and Ms. Magdich stated that the resident has been approved for an office only. The license is a wholesale license only. There will not be any liquor sold out of the house.

Commissioner Slater stated that there is a need to have an upper end gated community. Mr. Hoffman stated that he also sees the need. Mr. Heinitz stated that there is a very low turn around in these types of developments.

11. REORGANIZATION

a. Planning Commission Chair & Vice Chair

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Slater, Henitz second, approved the nomination of Commissioner Kiser for the 2014/15 Planning Commission Chair position. There being no other nominations the motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Slater and Vice Chair Kiser
Noes: Commissioners – None
Absent: Commissioners – Kirsten and Olson

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Slater second, approved the nomination of Commissioner Heinitz for the 2014/15 Planning Commission Vice Chair position. There being no other nominations the motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Slater and Vice Chair Kiser
Noes: Commissioners – None
Absent: Commissioners – Kirsten and Olson

b. Planning Commission Representatives to: SPARC and Art In Public Places

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Slater second, approved the nomination of Commissioner Kiser for the 2014/15 Planning Commission representative for the Site Plan and Architectural Review Committee position. There being no other nominations the motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Slater and Vice Chair Kiser
Noes: Commissioners – None
Absent: Commissioners – Kirsten and Olson

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Slater, Heinitz second, approved the nomination of Commissioner Kirsten for the 2014/15 Planning Commission representative for the Art In Public Places Committee position. There being no other nominations the motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Olson, Slater and Vice Chair Kiser
Noes: Commissioners – None
Absent: Commissioners – Kirsten and Olson

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:13 p.m.

ATTEST:

Kari Chadwick
Planning Commission Secretary

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, OCTOBER 08, 2014**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of October 08, 2014 was called to order by Chair Kiser at 7:00 p.m.

Present: Planning Commissioners – Cummins, Hennecke, Slater and Chair Kiser

Absent: Planning Commissioners – Heinitz, Kirsten an Olson

Also Present: Senior Planner Craig Hoffman, City Attorney Janice Magdich, and Administrative Secretary Kari Chadwick

2. MINUTES

“July 23,, 2014”

No motion made due to the lack of a quorum of Commissioners in attendance from the subject meeting. The July 23, 2014 minutes will be brought back to a future meeting.

“September 10, 2014”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Slater, Cummins second, approved the minutes of September 20, 2014 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a charter school and self-storage space into an existing tenant space at 333 South Lower Sacramento Road. (Applicant: Westgate Shopping Center, LLC; File 2014-29 U; CEQA Determination: Exempt per Section 15303)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Commissioner Slater asked for more information regarding the wall dividing the two spaces. Mr. Hoffman stated that the wall that separates the two spaces will have to conform to the Building Codes. Mr. Slater stated his concern for the noise that will be generated in the storage facility seeping through the wall and disrupting the school.

Hearing Opened to the Public

- Chad Roberts, applicant, came forward to answer questions.
- Chair Kiser asked if the facility is going to be sprinklered. Mr. Roberts stated that Brian Smith, representative for the self-storage facility, is available to answer that question. Mr. Hoffman stated that the entire building is already equipped with sprinklers.
- Commissioner Slater asked if the school was ready to move in to the space. Joy Gruin, representative for the Charter School, came forward to state the school is currently operating out of Century Assembly.
- Commissioner Cummins stated his appreciation of the space being filled.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Hennecke second, finds the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, and adopt a resolution approving the Use Permit to allow a charter school and self-storage space into an existing tenant space at 333 South Lower Sacramento Road subject to conditions of approval contained in the draft resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Slater and Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - Heinitz, Kirsten and Olson

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit Amendment to allow a Type-48 General License for Ollie's Lounge at 22 N School Street. (Applicant: JSAD – Ollie's; File 2014-31 U; CEQA Determination: Exempt per Section 15321)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Chair Kiser asked if the application has been reviewed by the Police Department. Mr. Hoffman stated that the Police Department has reviewed the application and have not had any problems with Ollie's.

Commissioner Hennecke asked for clarification on what was allowed with a Type 77 ABC License. Mr. Hoffman stated that it is an Entertainment License that accompanies the alcohol license.

Hearing Opened to the Public

- Justin O'Byrne, applicant, came forward to answer questions.
- Commissioner Slater asked if the basement is used for special events. Mr. O'Byrne stated that it is not used for anything but storage. Mr. Slater asked if the outside back area would be expanded to encompass both sides. Mr. O'Byrne stated that it already does. Mr. Slater asked for clarification of what the area directly behind the proposed area that has hash marks on the site plan is used for currently. Mr. O'Byrne stated that is used for storage.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Slater, Hennecke second, finds the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15321 and approve the Use Permit Amendment to allow the sale of beer, wine and spirits Alcoholic Beverage Control (ABC) Type-48 at 20 North School Street subject to conditions of approval contained in the draft resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Slater and Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - Heinitz, Kirsten and Olson

4. PLANNING MATTERS/FOLLOW-UP ITEMS

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Senior Planner Hoffman stated no memo has been provided but staff is available to answer any questions.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

8. ART IN PUBLIC PLACES

None

9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

10. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

None

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:21 p.m.

ATTEST:

Kari Chadwick
Planning Commission Secretary

Item 3a



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: October 22, 2014

APPLICATION NO: 2014-36 U-SP

REQUEST: Request of Planning Commission Approval of a Use Permit for drive-through and Architectural Review for Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) – southwest corner of W. Kettleman Lane and Lower Sacramento Road (Applicant: Browman Development Company; File Number: 2014-36 U-SP; CEQA Determination: Prior EIRs Section 15153)

LOCATION: Sunwest Village Shopping Center
Southwest corner of W. Kettleman Lane and Lower Sacramento Road
Lodi, CA 95240
APN: 058-030-11 and 058-030-13

APPLICANT: Browman Development Company, Inc.
c/o Aaron Zuzack
1556 Parkside Drive
Walnut Creek CA 94596

PROPERTY OWNER: BDC III LP
c/o Aaron Zuzack
1556 Parkside Drive
Walnut Creek CA 94596

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit and Architectural Review request of Browman Development Company for drive-through and Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) – southwest corner of W. Kettleman Lane and Lower Sacramento Road, subject to the conditions in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial
Zoning Designation: Community Commercial
Property Size: 16.23 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Commercial	Community Commercial	Lowe's shopping Center
South	Low Density Residential	PD (41)	Vacant – farm land
East	Commercial	Community Commercial	Existing Wal-Mart Shopping Center
West	Open Space / Public	Open Space / Public	Vacant – farm land

BACKGROUND

In May 2009, the Lodi City Council approved the Lodi Shopping Center project. This approval set the site plan for the center, the architecture for the Wal-Mart building, placed conditions and mitigation on the project and required subsequent approvals for the 11 pad buildings. The original approvals for 2009 are included as Attachment B. The pad building architecture is included as Attachment C.

Conditions C and D from the 2009 approval specifically outline what subsequent approvals need to review. These two conditions are listed below.

- C. Prior to issuance of any building permit on the site, each building shall be reviewed by the Site Plan and Architectural Review Committee for consistency with this resolution as well as all applicable standards of the City.
- D. All applications for Site Plan and Architectural Review Committee consideration shall comply with the following conditions:
 - 1. All buildings shall comply with the requirements of C-S zoning district and meet setback requirements from the right of way shown on the site plan. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
 - 2. Submit a construction landscape plan consistent with the submitted conceptual landscape plan. The applicant shall also insure that the overall ratio of trees, including perimeter landscaping is equal to one tree for every four parking spaces. Further, said plan shall demonstrate that the City's requirement for parking lot shading is met.
 - 3. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
 - 4. All drive-through eating facilities shall have a "double service window" configuration and pullout lane to minimize auto emissions.
 - 5. Cart corrals shall to be provided in the parking lot adjacent to Wal-Mart and distributed evenly throughout the lots rather than concentrated along the main drive aisle. In addition, a cart corral shall be provided as close as possible to the two bus stop/shelters provided on-site. Further, cart corrals shall be permanent with a design that is consistent with the theme of the center. Portable metal corrals shall be prohibited. Developer shall install landscaping, curbing and other features to discourage removal of carts from the site. However, if such features prove ineffective, the Planning Director may require the installation of a cart wheel locking system.
 - 6. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
 - 7. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
 - 8. All signage shall be in compliance with a detailed Sign Program that shall be submitted to SPARC for review and approval with the first building plan review.
 - 9. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
 - 10. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.

USE PERMIT REQUEST

Applicant is seeking commercial use permit approval for the drive-through business for five (5) buildings within Sunwest Village (Pads 1, 3, 4, 5 and 10). This Application includes a total of three (3) pad buildings, Pads 3, 4 & 5 ("Phase I Drive through Pads") as further shown on Attachment C - site plan.

Phase I Drive through Pads comprise 60% of all proposed drive through buildings within Sunwest Village controlled by Applicant and will establish the architectural quality, details and theme for the project that will be carried over to future drive-through buildings within the Project. The drive-through business operations may be used for food and beverage service, banking/financial services (i.e. drive through ATM), as well as other retail services requiring the use of a drive-through.

Below is further detail on the Phase I Drive through Pads:

Pad 3: Approximate 3,500 square foot freestanding quick service drive through restaurant building, located along Kettleman Lane. Building will contain a single drive through pick up window. Initial tenant is Harman Management (KFC Restaurant). Pad 3 may contain an outdoor seating area.

Pad 4: Approximate 8,800 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial, and/or office users. Pad 4 building will include a single drive through pick up window for the westerly end cap tenant. Pad 4 may contain multiple outdoor seating areas depending on final tenant selection.

Pad 5: Approximate 6,300 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and/or office users. Pad 5 will include a single drive through pick up window for the westerly end cap tenant. Pad 5 may contain multiple outdoor seating areas depending on final tenant selection.

The Application is intended to allow the Planning Department (Senior Planner or Community Development Director) to administratively approve architectural building elevations for future drive through buildings (Pads 1 and 10) as well as modifications to Pads 3, 4 and 5 operations including the use of the drive through operation and drive through window(s) as tenants and/or uses change over time.

SITE PLAN AND ARCHITECTURAL REQUEST

Applicant desires to establish the architectural design theme for Pads 1 - 11 of Sunwest Village (Lodi Shopping Center) for its first phase of development. The application includes a total of five (5) pad buildings, pads 3, 4, 5, 7 & 9 ("Phase I Pads") as further shown on the attached site plan. Attachment C

Phase I pads comprise nearly 50% of all proposed buildings within Sunwest Village controlled by applicant and will establish the architectural quality, details and theme for the project that will be carried over to future buildings within the project.

Phase I pads provides a mix of building types (single tenant drive through food operation, multi-tenant retail/restaurant buildings with drive through, freestanding multi-tenant pad buildings without drive through as well as a single tenant larger retail/restaurant pad).

Phase I pads and future buildings within Sunwest Village will be built in phases based on tenant demand.

The application is intended to allow the Planning Department (Senior Planner or Community Development Director) to administratively approve architectural building elevations for future buildings and phases of Sunwest Village as well as future changes to buildings within pads 1-11 as long as future buildings/elevations are consistent with the architectural design theme established with this application.

Below is further specificity on each pad contained within this application.

Pad 3: Approximate 3,500 square foot freestanding quick service drive through restaurant building, located along Kettleman Lane. Building will contain a single drive through pick up window. Initial tenant is Harman Management (KFC Restaurant). Pad 3 may contain an outdoor seating area.

Pad 4: Approximate 8,800 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial, and/or office users. Pad 4 building will include a single drive through pick up window for the westerly end cap tenant. Pad 4 may contain multiple outdoor seating areas depending on final tenant selection.

Pad 5: Approximate 6,300 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and/or office users. Pad 5 will include a single drive through pick up window for the westerly end cap tenant. Pad 5 may contain multiple outdoor seating areas depending on final tenant selection.

Pad 7: Approximate 10,000 square foot freestanding building which may include but not be limited to retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and /or office users. The building will contain either a single tenant or multiple tenants, to be determined upon lease completion. Pad 7 is located along Lower Sacramento Road. No drive through window is proposed for the Pad 7 building at this time.

Pad 9: Approximate 9,800 square foot freestanding building which may include but not be limited to retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and/or office users. Pad 9 may contain one or more outdoor seating areas depending on final tenant selection.

The application includes a Master Sign Program for Pad buildings 1 – 11, establishing a uniform sign program for Sunwest Village. The Master Sign Program includes two (2) freestanding multi-tenant pylon signs, one pylon sign along Kettleman Lane, one located along Lower Sacramento Road and a Shopping Center corner entry sign (name of center only) located at the immediate corner of Kettleman and Lower Sacramento Road, as further described in the Master Sign Program.

All freestanding signs will be consistent with the architectural theme within the Center.

The project architecture as proposed is consistent with the previous project approvals. The project includes a materials board that expands on the colors from the Super Wal-Mart building.

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

The Site Plan and Architectural Review Committee reviewed the architecture package for the Lodi Shopping Center – Phase 1 Pad buildings at their regularly scheduled meeting on October 22, 2014. That recommendation will be forwarded by Planning staff and the SPARC Chair.

ANALYSIS

The 2009 Lodi Shopping Center site plan approval identified 5 drive-through features. The original analysis identified that project design would be needed to reduce auto emissions from idle vehicles. The project was conditioned as follows:

D.4. All drive-through eating facilities shall have a “double service window” configuration and pullout lane to minimize auto emissions.

The Community Commercial zoning designation requires a Use Permit for drive-through features. The applicants are requesting a Use Permit for the approval and review of drive-through features in the current site plan and additional conditions as needed.

The applicant is seeking clarification on the previous drive-through condition and to modify as necessary to ensure auto emissions are reduced. Since the Lodi Shopping Center environmental document was prepared and approved, technology, operational efficiency and streamlining has

reduced waiting times for fast food drive-throughs. The applicant is looking for additional design and operational considerations to reduce emissions, other than a “double service window” configuration and pullout lane.

Parcel 10 - will be a McDonalds and the design includes a “double service window” configuration and pullout lane to minimize auto emissions. No design modifications are requested.

Parcel 1, Parcel 4 and Parcel 5– has the opportunity to be a bank, minor food user or even fast food user. These building pad configurations would not create high vehicle queuing for service. These uses would include order / menu boards to take orders and a single service window. These tenants will be required to have customers pull into designated parking stalls for orders that take longer than normal and will be required to provide Planning Department staff with an operations description of how stacking will be reduced and order times monitored and long orders will require customers to park in stalls and wait for orders to be brought to them.

Parcel 3 is a KFC restaurant. Since 2004 – 2008 operational efficiency and streamlining has reduced waiting times for orders. This tenant will tenants will be required to have customers pull into designated parking stalls for orders that take longer than normal and will be required to provide Planning Department staff with an operations description of how stacking will be reduced and order times monitored and long orders will require customers to park in stalls and wait for orders to be brought to them.

Conditions of approval have been included in the attached resolution to ensure that the overall project reduces auto related emissions in drive-through facilities.

The discretionary Use Permit procedure enables Planning and other city staff to impose conditions designed to avoid, minimize or mitigate potentially adverse effects of a certain use upon the community or other properties in the vicinity. Staff believes that the Planning Commission can make the required findings, in accordance with Lodi Development Code § 17.40.040(F), to approve the requested Use Permit. The required findings are as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code.* **Comment:** The Lodi Shopping Center is designated Commercial in the General Plan and Community Commercial in the Lodi Development Code. Drive-through facilities are allowed subject to a use permit in this zone. The project has been conditioned to be consistent with the zoning code and the use will not be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas. The project site is consistent to what was previously approved in 2009 with the overall site plan and proposed architecture.
2. *The proposed use is consistent with the General Plan and any applicable specific plan.* **Comment:** The General Plan land use designation for the project site is Commercial, which permits the proposed use. The conditions for the restriction of the conditional use are consistent with the General Plan, will not affect neighborhood compatibility; and will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.
3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.* **Comment:** In May 2009, the Lodi City Council approved the Lodi Shopping Center project. This approval set the site plan for the center, the architecture for the Wal-Mart building, placed conditions and mitigation on the project and required subsequent approvals for the 11 pad buildings. There are no proposed changes to the overall site and the proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within a commercial area with all

the required off-street parking provided on the subject site. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.

4. *The location, size, design, and operating characteristics of the proposed use is compatible with the existing and future land uses in the vicinity.* **Comment:** The existing use complies with all requirements as set forth for the issuance of a Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of an existing building. Second, the site is located in a commercial area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood.
5. *The proposed project is in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* **Comment:** The project is found to be exempt from CEQA review under 14 CCR §15153. The project is consistent with the findings, analysis and mitigation of the previous environmental document prepared for the Lodi Shopping Center development. On March 11, 2009, the Lodi City Council certified the Final Revised Environmental Impact Report for the project. At this meeting, the Council took in comments, responses to comments, made findings and ultimately adopted City Council Resolution No. 2009-27 certifying Final Revised Environmental Impact Report EIR-03-01.

Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

Staff believes the Commission can make the required findings to approve the Use Permit as proposed. In staff's opinion, the proposal would not produce any adverse impacts on the adjacent properties in terms of noise, parking, litter, disorderly behavior, or other objectionable influences. The Lodi Shopping Center was reviewed for compliance with City codes and reviewed to ensure environmental impacts were reduced. If, in the future, concerns arise, and the Community Development Director/Police Department determines it necessary, the Use Permit can be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit.

ENVIRONMENTAL ASSESSMENT:

The project is found to be exempt from CEQA review under 14 CCR §15153. The project is consistent with the findings, analysis and mitigation of the previous environmental document prepared for the Lodi Shopping Center development. On March 11, 2009, the Lodi City Council certified the Final Revised Environmental Impact Report for the project. At this meeting, the Council took in comments, responses to comments, made findings and ultimately adopted City Council Resolution No. 2009-27 certifying Final Revised Environmental Impact Report EIR-03-01.

Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 11, 2014. Twenty-two (22) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

RECOMMENDED MOTIONS

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15153, and adopt a Resolution approving the Use Permit for drive through and Architectural Review for Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) – southwest corner of W. Kettleman Lane and Lower Sacramento Road subject to the findings and conditions of approval contained in the draft Resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. 2009 Lodi Shopping Center Approval
- C. Applicant's Request with floor plans
- D. Draft Resolution

ATTACHMENT A

Vicinity / Aerial Map

VICINITY MAP



**Sunwest Village Shopping Center (Lodi Shopping Center)
Southwest corner of W. Kettleman Lane and Lower Sacramento Road**

ATTACHMENT B

2009 LODI SHOPPING CENTER APPROVAL



SUGGESTED PLANT LIST

TREES:	COUNT
BRUGIA SPERMOPHYTES BOOGE CHAMP MIMWOOD	87
LADYBONNOL LILYPINA TULIP TREE	28
PHILUS CALIFORNIA MISTOCKY KALAMANDRA PEAR TREE	19
DELTA OCCIDENTALIS HOBBSBEE	24
LARREBROCHIA "LUCASCH" AND "LUMBERSE" CHAMP MIMWOOD	87
FRANKUS WAYWOOD WAYWOOD ABE	40
PLATANUS RADIOSA BLOODWOOD BYCANDOR	1
HALLS PEABODIE CRABAPPLE	63
PODCARPA BRADLOCH PINK PINE	28
ALL 9 BRANCHES TOTAL COUNT:	278

SHRUBS AND ACCENTS:

- FRITZSCHER TOBIA VARIATA
VARIATED TOBIA
- LEUBNITH JARDONUM TENAUM
JARDONUM PRIVE
- SMARAGDUS JACK BUNING
PINK NODIA WARTHORNE
- SMARAGDUS CLARA
WHITE NODIA WARTHORNE
- FLUMBERD AUREOLATA
CORE FLUMBERD
- FRANKUS CALIFORNIA CONTRACTA
DWARF CAROLINA LAUREL ORNEM
- ESCALONIA TREB
DWARF ESCALONIA
- SAULUS JAPONICA GREEN BEAUTY
JAPANESE BIRCHWOOD
- FRONTHA FRASER
RED FROTHA
- FRONTHA TENUA RUBRA
RED FLAX
- DETERE SCOLAR
"YELLOW BUTTERFLY" BE
- FRONTHA TENUA PINK STRIPE
PINK STRIPE FLAX PLAX
- ABRANTULUS AFRICANUS WHITE
LILY OF THE ICE
- HYPERICUM "YELLOW EVERGREEN"
SUNFLY

GROUND COVERS:

- CORONCHIA VIBU
PROSTRATE CORONCHIA
- TRACHYLOPERGONUM LAMBRODES
STAR LAMBIE
- SAGINVA VITIFOLIA "YELLOW"
YELLOW SAGINVA
- LANTANA PURPLE
"YELLOW LANTANA"
- 800 LAWN

NOTE THAT THIS PLAN IS CONCEPTUAL IN NATURE. NOT ALL SHRUBS OR PLANTING MAY BE SHOWN. TREE SPECIES AND COUNT IS REPRESENTATIVE OF WHAT WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS. ALL PLANTERS SHALL BE PLANTED WITH GROUND COVERS OR SHRUBBERY GROUPINGS. ALL PLANTERS ARE TO BE FILLED WITH A 2" LAYER OF BARK MULCH. THE IRRIGATION SYSTEM SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM USING LOW VOLUME MULTIPORT DEEP BURIALS WITH 1/2" TUBING TO EACH INDIVIDUAL PLANT OR PLANTING GROUP. TUBING AND POPUPS SHALL BE INSTALLED BEFORE GREAT HEADS. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE CITY OF LODI'S WATER USE LANDSCAPING ORDINANCE.

JAMES FERCUSON CLABAUGH
LANDSCAPE ARCHITECT

4330 SHAWN LANE
VALLEJO, CA 94588
PHONE/FAX: 707-495-2914

LODI SHOPPING CENTER

LOWER SACRAMENTO ROAD
AND
KETTLEMAN ROAD
LODI, CALIFORNIA

Scale	1" = 60'	REVISIONS
Date	7/15/08	No. Date
Job No.		
Designed by	JIC	
Drawn by	JIC	

PRELIMINARY LANDSCAPE PLAN

Sheet No. **PL-1**
of 1

SITE PLAN
 SCALE: 1" = 60' - 0"



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Elevations

Project No.	NCAWAL-02-006	REVISIONS
Code:	Reference Details	
Issue Date:	December 7, 2004	
Prepared By:	Excelsior Design	
Reviewed By:	PH	
CHK:	YK	

We warrant that the design herein and the graphics of Walmart Retail Development Company, Inc., are prepared in good faith and to the best of our knowledge and belief, and that we are not providing any professional services in connection with the design herein. © 2004, Inc.



Lodi, California
Store No. 1789-03





Perspective 1
View Looking Northwest

Project No.	NC/WALM 02-0306	REVISED
Author	William Parrish	
Issue Date	December 2, 2010	
Prepared By	William Parrish	
Checked By	FEK	
DC	WAP	

This drawing and the design shown are the property of William Parrish Design & Development Consultants, Inc. Any reproduction or use of this drawing without the express written consent of William Parrish Design & Development Consultants, Inc. is strictly prohibited and may result in the award of legal action. © 2010 WPD&D, Inc.

WAL★MART
Lodi, California
Store No. 1789-03



william parrish
design development
consultants, inc.
100 Lakes Drive, Suite 405
West Contra Costa, CA 94790
p. 925.937.2800
f. 925.937.2800
www.wpd&d.com



Perspective 2
View Looking Northwest

Project No.	DC/WM/01-0016	REVISIONS
Issue	Reference Details	
Issue Date	December 7, 2010	
Prepared By	Eric Chen Design	
Checked By	PLK	
DKC	SWP	

William Parrish and the design firm and its designers shall retain the right to use the architectural drawings and other documents prepared by them for the project and for other projects of similar nature without the obligation to compensate the client for the use of such drawings and other documents. The client shall be responsible for obtaining all necessary permits and approvals for the project. The client shall be responsible for obtaining all necessary permits and approvals for the project. The client shall be responsible for obtaining all necessary permits and approvals for the project.

WALMART

Lodi, California
Store No. 1789-03

Sheet 3 of 7



william parrish
design development
consultants, inc.
1000 Lakes Drive, Suite 401
West Covina, CA 91790
P: 626-917-6800
F: 626-917-6808
www.wpdcc.com



Perspective 3
View Looking Southwest

Project No.	NCA 1789-03-000	REVISIONS
Date	Revisions Details	
Issue Date	December 7, 2004	
Prepared By	Lucas Design	
Checked By	PLB	
DC:	SSP	

William Parrish Design Consultants, Inc. is not responsible for the design or construction of any project unless it is specifically stated in the contract documents. © 2004 WPD, Inc.

WALMART

Lodi, California
Store No. 1789-03

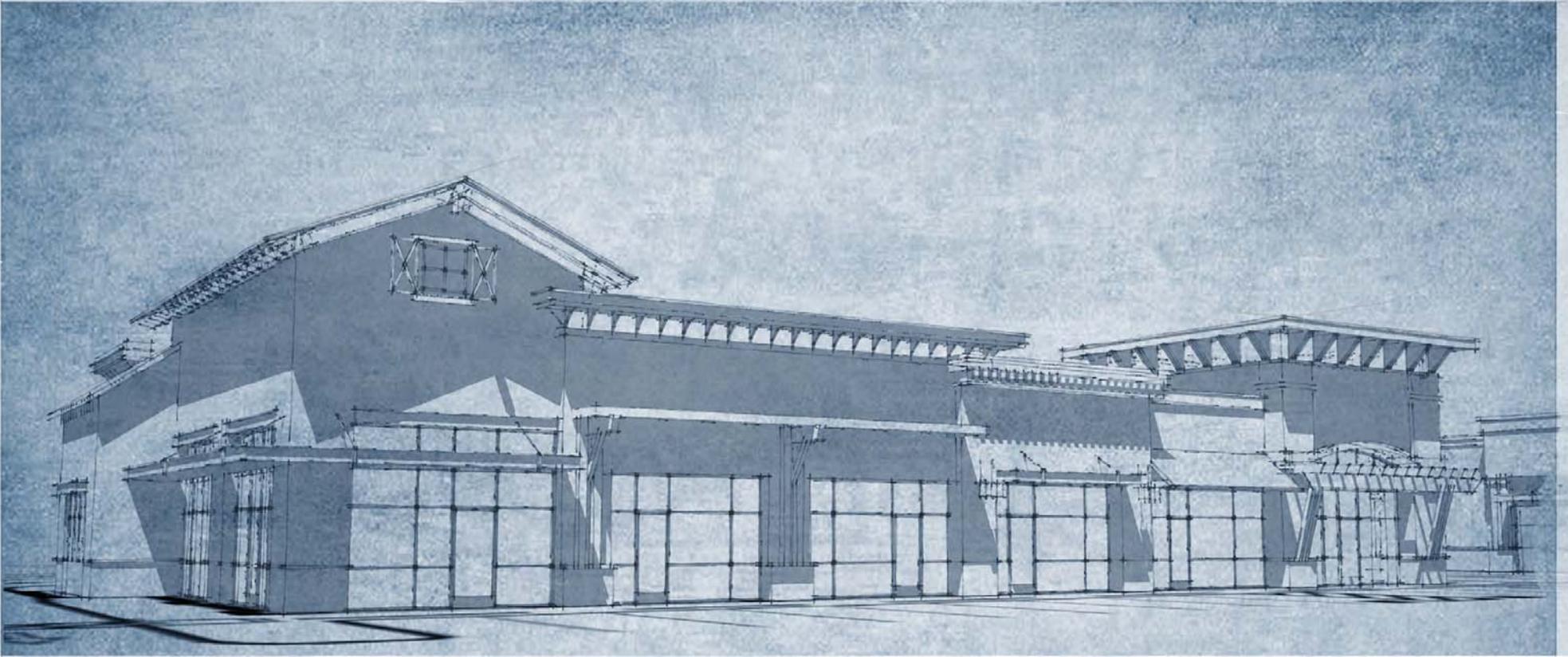
Sheet 4 of 7



william parrish
design development
consultants, inc.
1800 Lakes Drive, Suite 202
Wood County, CA 95796
P. 530.917.6800
F. 530.917.6800
www.wpdmc.com

ATTACHMENT C

**SITE PLAN AND ARCHITECTURAL
REVIEW**



LODI SHOPPING CENTER

LODI, California

October 13th, 2014

MATERIALS & FINISHES

	P-1: PAINT SHERWIN WILLIAMS LATTE (SW610B)		P-7: PAINT SHERWIN WILLIAMS TONY TAUPE (SW7038)		P-13: PAINT SHERWIN WILLIAMS ROCKWOOD SHUTTER GREEN (SW2809)		P-19: PAINT SHERWIN WILLIAMS RIVER ROUGE (SW6026)		R-1: ROOFING EAGLE ROOFING PONDEROSA CHARCOAL RANGE
	P-2: PAINT SHERWIN WILLIAMS WARM STONE (SW7032)		P-8: PAINT SHERWIN WILLIAMS ROSEMARY (SW6187)		P-14: PAINT SHERWIN WILLIAMS GUNMETAL GRAY (SW2118)		P-20: PAINT SHERWIN WILLIAMS GREEN MALLARD (SW2392)		R-2: STANDING SEAM METAL ROOFING BERRIDGE GALVALUME
	P-3: PAINT SHERWIN WILLIAMS MUSLIN (SW6133)		P-9: PAINT SHERWIN WILLIAMS CITYSCAPE (SW7067)		P-15: PAINT SHERWIN WILLIAMS DOMINO (SW6989)		P-21: PAINT SHERWIN WILLIAMS DEEP MAROON (SW0072)		R-3: STANDING SEAM METAL ROOFING BERRIDGE DARK BRONZE
	P-4: PAINT SHERWIN WILLIAMS GRIZZLE GRAY (SW7068)		P-10: PAINT CUSTOM COLOR- BWW		P-16: PAINT SHERWIN WILLIAMS BURLAP (SW6137)		P-22: PAINT SHERWIN WILLIAMS YEW HEDGE (SW2371)		ST-1: MANUFACTURED STONE OLD WORLD LEDGESTONE CARMEL MOUNTAIN STACKED STONE UNGROUTED
	P-5: PAINT SHERWIN WILLIAMS SOFTER TAN (SW 6141)		P-11: PAINT CUSTOM COLOR- BWW		P-17: PAINT SHERWIN WILLIAMS BRANDYWINE (SW7710)				CMU-1: CONCRETE MASONRY UNIT SPLIT-FACE
	P-6: PAINT SHERWIN WILLIAMS RUSKIN ROOM GREEN (SW0042)		P-12: PAINT SHERWIN WILLIAMS FIREWEED (SW 6328)		P-18: PAINT SHERWIN WILLIAMS HERB SACHET (SW0104)				MTL-1: ALUMINUM STOREFRONT SYSTEM DARK BRONZE



Metal Grate
By Sunwest Performance Coatings



Concrete Boland
By Sunwest Performance Coatings



Light Fixture
By Sunwest Performance Coatings



Light Fixture
By Sunwest Performance Coatings



Metal Bench
By Sunwest Performance Coatings



Bike Rack
By Sunwest Performance Coatings

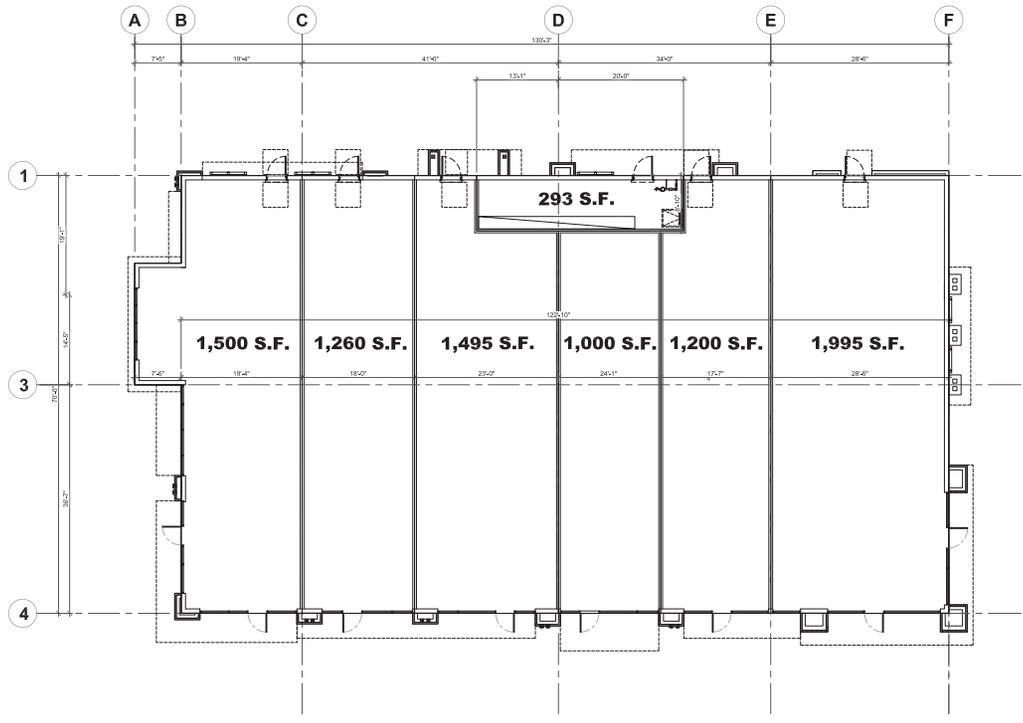
PARCEL 4

320102956

CONTRACT NOTES:
1. These drawings and specifications are prepared and issued for the purpose of providing a general description of the work to be performed and are not intended to constitute a contract. The contract documents, including the contract form, conditions of contract, and specifications, shall govern over these drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary information from the owner and other project participants. The contractor shall be responsible for coordinating all construction activities and for ensuring that the work is completed in accordance with the contract documents and applicable laws and regulations.

PARCEL - 4
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY FLOOR PLAN



TOTAL BUILDING = 8,742 S.F.

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	

AAD:FITCH, Inc.
FITCH
 10425 Northpointe Blvd., Suite 100
 Sacramento, CA 95834
 Tel: 916.996.6200 Fax: 916.996.6201
 www.aadfitch.com

PROGRESS LOD - 09.02.2014

DATE PLOTTED	08.20.2014	SHEET	
DATE	08.20.2014	AS NOTED	LOD2
DRAWN BY	MS	REV	
PROJECT NO	320102956	REV	



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

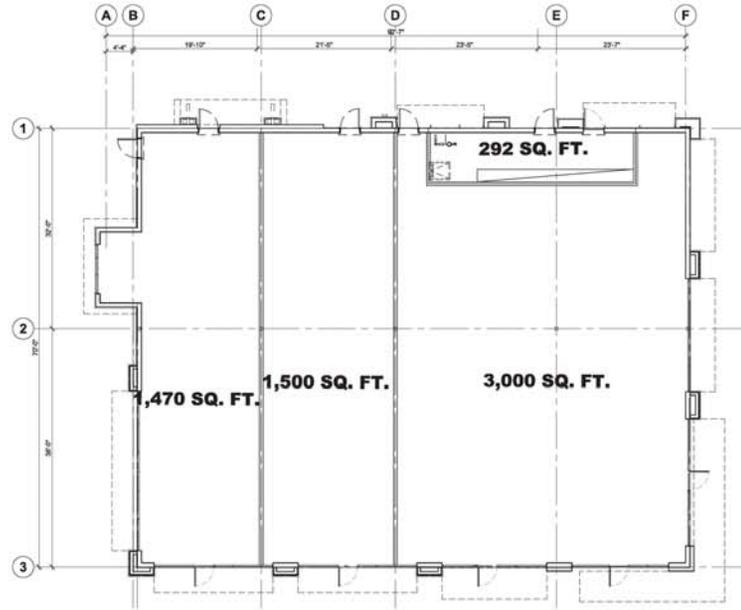


SOUTH ELEVATION

PARCEL 5

320102957

COPYRIGHT NOTICE
These drawings and specifications are prepared and issued by AAD:FITCH, Inc. for the project described herein. They are the property of AAD:FITCH, Inc. and shall remain the property of AAD:FITCH, Inc. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of AAD:FITCH, Inc.



**TOTAL BUILDING
6,262 SQ. FT.**

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

PARCEL - 5
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

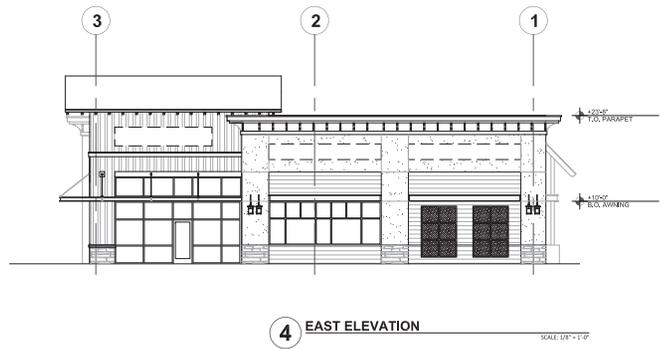
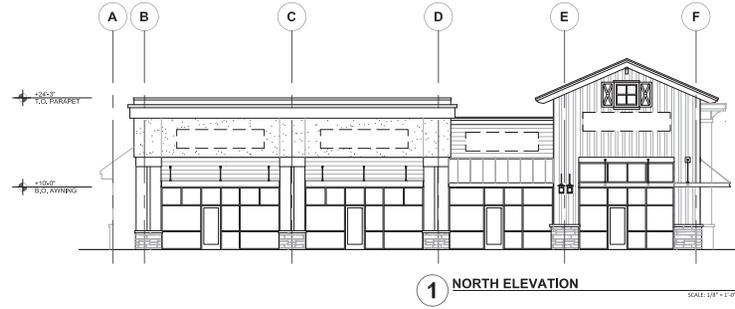
PRELIMINARY FLOOR PLAN

LOCAL TITLE NUMBER	
REVISION	

AAD:FITCH, Inc.
FITCH
 1643 NORTH SUNDOWN AVE. SUITE 200
 Lodi, CA 95242
 TEL: 408.598.4200 FAX: 408.598.4201
 WWW.AAD-FITCH.COM

PROGRESS LOD - 08.26.2014

DATE PLOTTED	08.26.2014	SHEET	
SCALE	AS NOTED	PROJECT	LOD2
DRAWN BY		REV	
CHECKED BY		DATE	
PROJECT No.	320102957	REV	



320102957

CONTRACT NOTES:
 These drawings and specifications are prepared and issued by AAD:FITCH, Inc. and shall be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

PARCEL - 5
 SUNWEST VILLAGE
 KETTLEMAN LANE & LOWER SACRAMENTO ROAD
 LODI, CA 95242

PRELIMINARY ELEVATIONS

DATE	DESCRIPTION

AAD:FITCH, Inc.
FITCH
 16435 Northridge Blvd., Suite 100
 San Jose, CA 95131
 Tel: 408.996.6200
 Fax: 408.996.6201
 www.aadfitch.com

PROGRESS LOD - 09.02.2014

DATE: 08.20.2014	BY: [Signature]
DESIGN: AS NOTED	BY: [Signature]
DRAWN BY: [Signature]	BY: [Signature]
PROJECT NO: 320102956	REV: [Signature]

LOD3



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



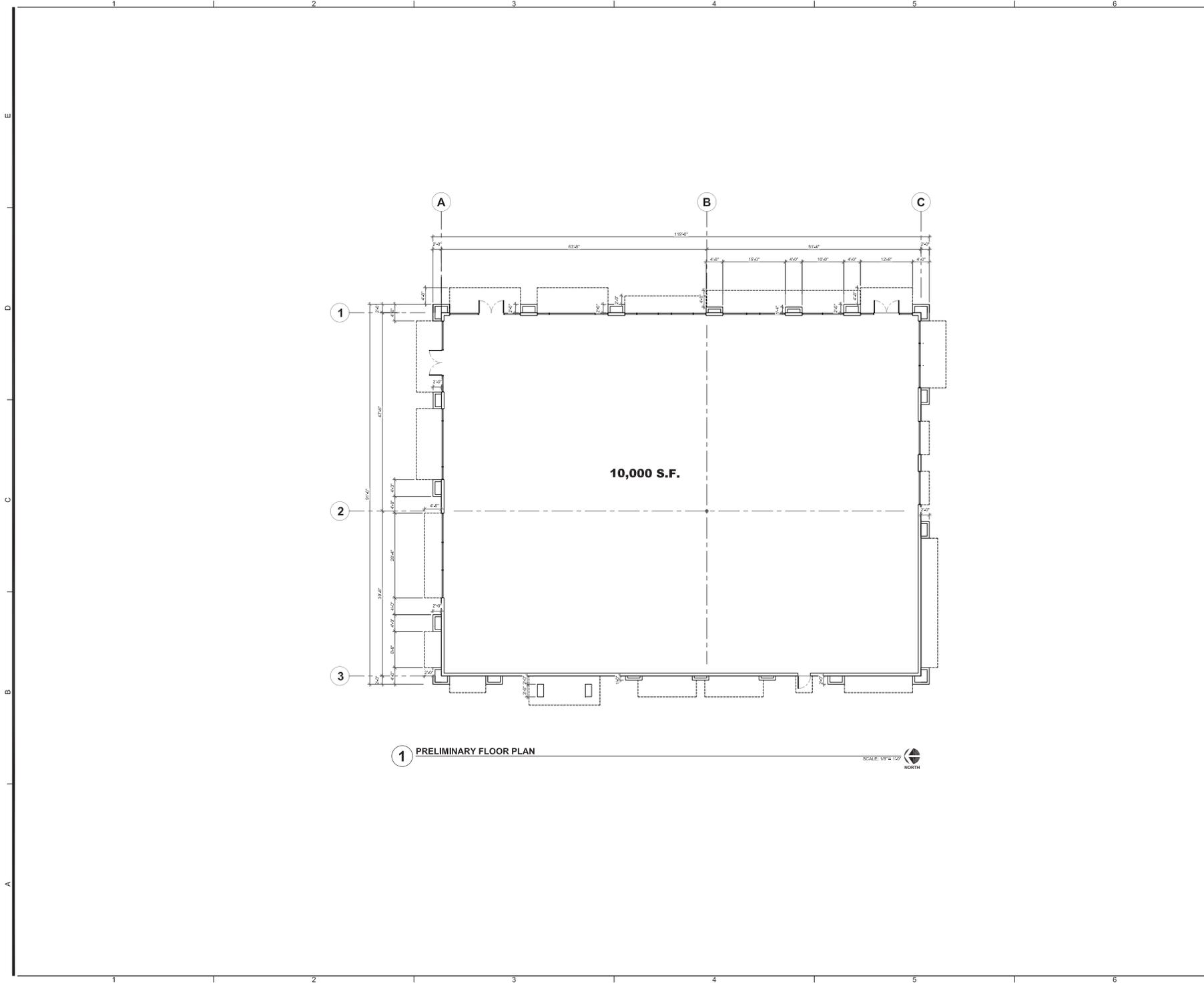
SHOPS 5

LODI SHOPPING CENTER



SOUTH ELEVATION

PARCEL 7



1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

320102958

CONTRACT NOTES:
1. These drawings and specifications are prepared and issued for the purpose of providing a general description of the work to be done and are not intended to constitute a contract. The contract documents, including the contract form, conditions of contract, and specifications, shall govern over these drawings. The contractor shall be responsible for obtaining all necessary permits and for coordinating with all other trades. The contractor shall be responsible for obtaining all necessary approvals from the local authority having jurisdiction. The contractor shall be responsible for obtaining all necessary approvals from the local authority having jurisdiction. The contractor shall be responsible for obtaining all necessary approvals from the local authority having jurisdiction.

**PARCEL - 7
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242**

PRELIMINARY FLOOR PLAN

NO.	DATE	DESCRIPTION

AAD:FITCH, Inc.
FITCH
 16435 Northpointe Blvd., Suite 100
 Sacramento, CA 95834
 Tel: 916.996.6200 Fax: 916.996.6201
 www.aadfitch.com

PROGRESS LOD - 09.24.2014

DATE/ISSUE #	ISSUED BY	REVISION
09.24.2014	AS NOTED	LOD2

320102958

COPYRIGHT NOTICE:
These drawings and specifications are prepared and issued by the architect for the use of the contractor and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings and specifications, or for any consequences arising therefrom, which may be caused by any contractor's failure to read and understand the drawings and specifications.



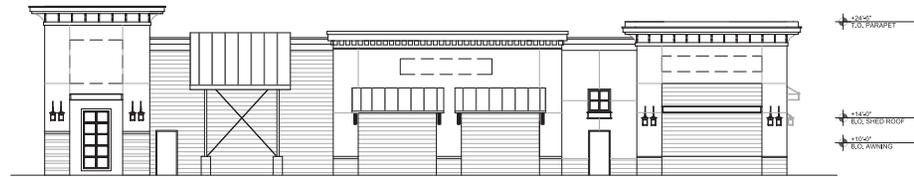
1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



2 WEST ELEVATION

SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



4 EAST ELEVATION

SCALE: 1/8"=1'-0"

PARCEL - 7
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PRELIMINARY EXTERIOR ELEVATIONS

COORDINATOR/PROJECT LEADER

DATE PLOTTED

PROGRESS LOD - 09.24.2014



DATE ENDED: 09.24.2014
DATE ISSUED: 09.24.2014
DRAWN BY: JBY &
PROJECT NO: 320102958

SHEET: LOD3
REV: 1



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH ELEVATION

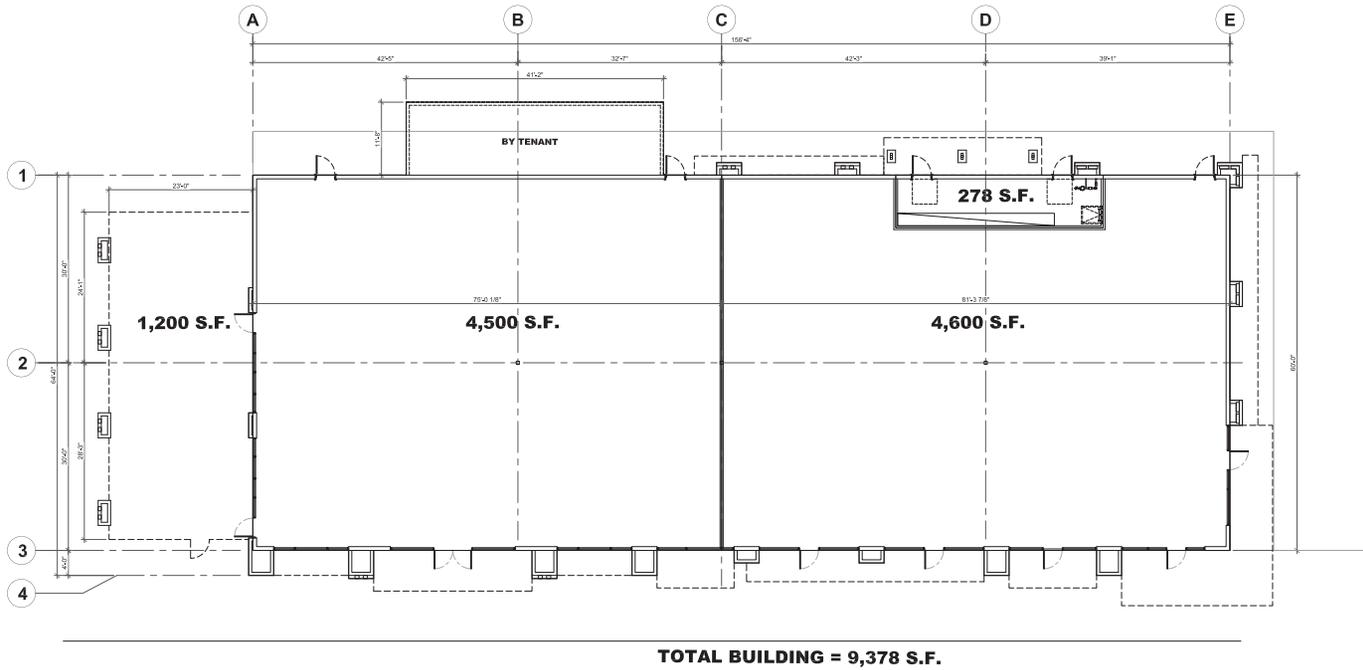
PARCEL 9

320102958

COPYRIGHT NOTICE:
These drawings and specifications are prepared and issued by AAD-FITCH, Inc. and shall remain the property of AAD-FITCH, Inc. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of AAD-FITCH, Inc.

PARCEL - 9
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PRELIMINARY FLOOR PLAN



TOTAL BUILDING = 9,378 S.F.

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

DATE PLOTTED	
PLotted BY	
DATE	
TIME	

AAD-FITCH, Inc.
FITCH
 16435 Northpointe Blvd., Suite 100
 Sacramento, CA 95834
 Tel: 916.996.6200 Fax: 916.996.6201
 www.aad-fitch.com

PROGRESS LOD - 09.30.2014

DATE ENDED	09.30.2014	SHEET	
DATE	09.30.2014	SCALE	AS NOTED
DRAWN BY	Jay G	PROJECT	LOD2
PROJECT #	320102958	REV	



NORTH-WEST ELEVATION



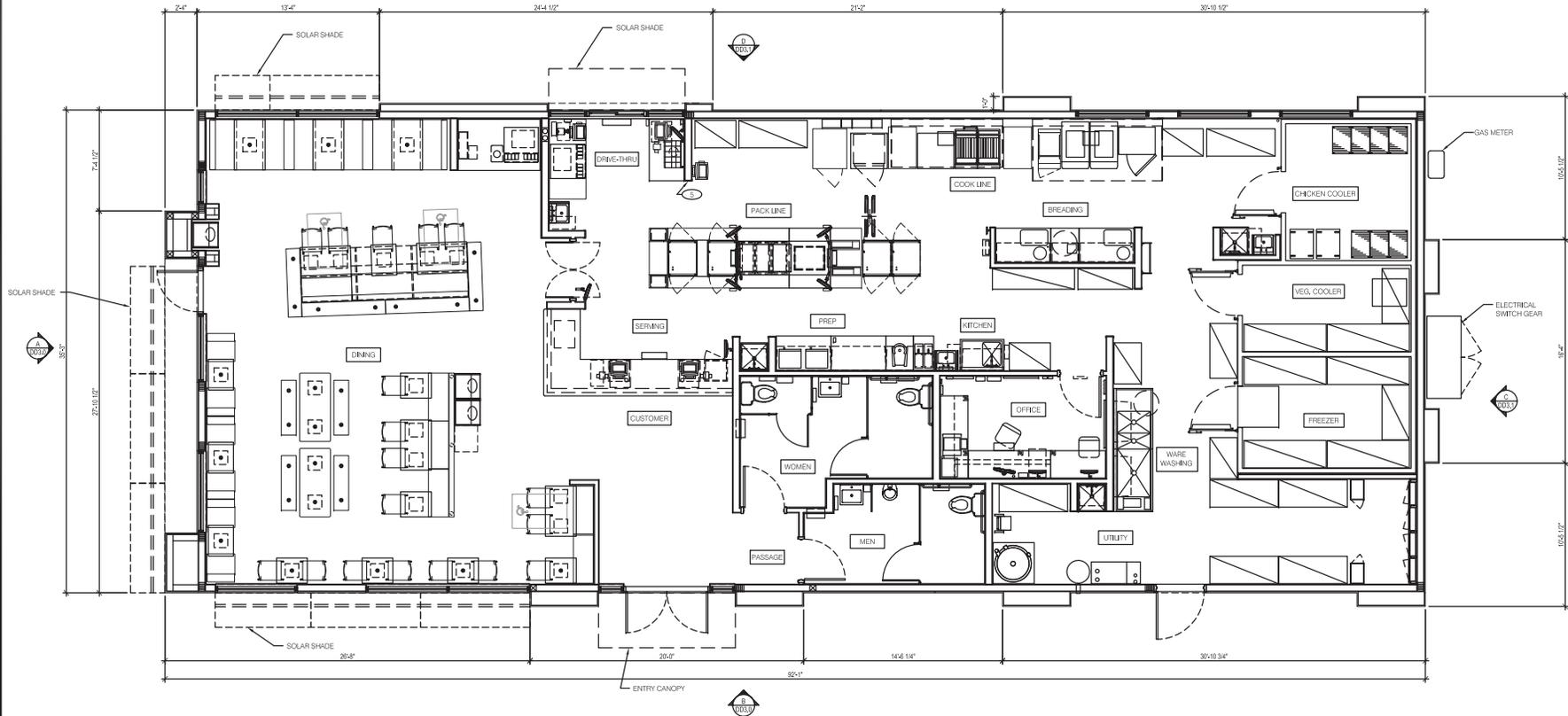
SOUTH-EAST ELEVATIONS



WEST ELEVATION

PARCEL 3 – KFC

W:\Data\Hammer\2013\1350_CA_L_Col_Kettleman.apj_KFC02.apj_Layout\DD2_002.dwg BY: DRAFTING. Saved on: 01/20/14 2:57:15 PM
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VMI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE.



A DD2.0 EQUIPMENT/SEATING PLAN (3,132 SQ. FT.)

SCALE: 1/4" = 1'-0"

SEATING SCHEDULE		
SIZE	NO.	TOTAL
6' X 2'	= 12	
4' X 7'	= 28	
3' X 0'	= 0	
2' X 10'	= 20	
1' X 0'	= 0	
70' X 5'	= 3	
GRAND TOTAL	= 63	
ACCESSIBLE SEATS REQ'D	= 3	
ACCESSIBLE SEATS PROVIDED	= 3	



VMI architecture
 Design - Planning - Interiors
 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2555 fax
 www.vmiarch.com

VMI JOB NUMBER
1350

RECORD DATES
 LL SUBMITTAL 09-16-14
 DD SUBMITTAL 10-13-14

REVISIONS

NO.	DESCRIPTION

CLIENT
 HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5681

PROJECT
 KFC RESTAURANT
 2640 W. Kettleman Lane
 Lodi, CA 95025
 APN -



EQUIPMENT AND SEATING PLAN

DD2.0

PYLON AND ENTRY MONUMENT SIGNS



ENTRY MONUMENT SIGN



PYLON SIGN



ENTRY MONUMENT SIGN



PYLON SIGN

ATTACHMENT D

RESOLUTION

RESOLUTION NO. P.C. 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF BROWMAN DEVELOPMENT COMPANY, INC. FOR A USE PERMIT FOR DRIVE-THROUGH AND ARCHITECTURAL REVIEW FOR PAD BUILDINGS AT THE SUNWEST VILLAGE SHOPPING CENTER (LODI SHOPPING CENTER) – SOUTHWEST CORNER OF W. KETTLEMAN LANE AND LOWER SACRAMENTO ROAD

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.74; and
- WHEREAS**, the project proponents are Browman Development Company, Inc. 1556 Parkside Drive, Walnut Creek CA 94596; and
- WHEREAS**, the project parcel is owned by BDC III LP, 1556 Parkside Drive, Walnut Creek CA 94596 ; and
- WHEREAS**, the project is located at Southwest corner of W. Kettleman Lane and Lower Sacramento Road, Lodi, CA 95240 (APN: 058-030-11 and 058-030-13); and
- WHEREAS**, the property has a General Plan designation of Commercial and is zoned Community Commercial; and
- WHEREAS**, a drive-through use requires the approval of a Use Permit by the Planning Commission; and;
- WHEREAS**, prior to issuance of any building permit on the site, buildings shall be reviewed by the Site Plan and Architectural Review Committee (Planning Commission) for consistency with previous approvals as well as all applicable standards of the City; and;
- WHEREAS**, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
- WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project is found to be exempt from CEQA review under 14 CCR §15153. The project is consistent with the findings, analysis and mitigation of the previous environmental document prepared for the Lodi Shopping Center development. On March 11, 2009, the Lodi City Council certified the Final Revised Environmental Impact Report for the project. At this meeting, the Council took in comments, responses to comments, made findings and ultimately adopted City Council Resolution No. 2009-27 certifying Final Revised Environmental Impact Report EIR-03-01.

Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

Use Permit

2. The Lodi Shopping Center is designated Commercial in the General Plan and Community Commercial in the Lodi Development Code. Drive-through facilities are allowed subject to a use permit in this zone. The project has been conditioned to be consistent with the zoning code and the use will not be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas. The project site is consistent to what was previously approved in 2009 with the overall site plan and proposed architecture.
3. The General Plan land use designation for the project site is Commercial, which permits the proposed use. The conditions for the restriction of the conditional use are consistent with the General Plan, will not affect neighborhood compatibility; and will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.
4. In May 2009, the Lodi City Council approved the Lodi Shopping Center project. This approval set the site plan for the center, the architecture for the Wal-Mart building, placed conditions and mitigation on the project and required subsequent approvals for the 11 pad buildings. There are no proposed changes to the overall site and the proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within a commercial area with all the required off-street parking provided on the subject site. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.
5. The existing use complies with all requirements as set forth for the issuance of a Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of an existing building. Second, the site is located in a commercial area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood.

Site Plan and Architectural Review

6. The project site is zoned Community Commercial. The project applicant is proposing pad buildings that are consistent with the previous approvals for the site. The façade and site improvements are consistent with the elevations of the Super Wal-Mart building. That the center and is consistent with other commercial developments in Lodi while still creating a center identity.
7. The project applicant is proposing pad buildings that are consistent with the previous approvals for the site. The project was reviewed for circulation improvements to the public street system and the site plan identifies pedestrian path of travel. The project is consistent with the environmental and safety review from 2009.
8. The proposed façade improvements are visually compatible with the rest of the commercial center and neighborhood. The pad buildings will enhance the aesthetics of the commercial center and tie into the anchor building architecture and utilize the same materials and treatments.
9. The project design promotes visual environments that are of high aesthetic quality and variety. The façade and site improvements are consistent with the elevations of the Super Wal-Mart building.
10. The project is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into a commercial center. All improvements are on private property and approval of the proposed project would not result in any significant effects relating

to traffic, noise, air quality, or water quality, than what was previously analyzed. The site of the proposed project can be adequately served by all required utilities and public services.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 2014-36 is hereby approved, subject to the following conditions:

Community Development-Planning – Use Permit

1. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
3. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.
4. The City Council, Lodi Police Department, the Planning Commission and City staff may, at any time, request that the Planning Commission conduct a hearing on this Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
5. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered on nearby property, streets, and sidewalks shall be removed daily. If necessary, the applicant shall steam clean the project site and its immediate surrounding premises as often as needed.
6. In the event of graffiti or other extraneous markings occurring, the applicant/operator and/or successors in interest and management shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
7. Any change in operational characteristics, expansion in area or other modification to the approved plans shall require an amendment to this Use Permit or the processing of a new Use Permit.
8. The project shall comply with all the previous approvals. Conditions as per Lodi City Council Resolution No. 2009-58. Approving the use permit #U-02-12; Tentative parcel map 03P001 (creating 12 parcels).

9. All drive-through eating facilities shall have a “double service window” configuration and pullout lane to minimize auto emissions. Any deviation from this condition will be reviewed by Planning staff to verify emissions from idling autos are reduced by the same amount otherwise achievable if the original requirement were fully implemented.

Tenants in Pad Buildings 1, 3, 4 and 5 that utilize the drive-through feature shall provide Planning Department staff with an operations description of how stacking will be reduced and order times monitored. Orders and service that requires longer than normal times will require customers to park in designated parking stalls and wait for orders to be brought to them in the parking lot or car turn out areas. Tenants may also propose other measures to meet the reduction goal.

10. The lease agreements for tenants in Pad Buildings 1, 3, 4 and 5 that utilize the drive-through feature, shall identify the need for emission reduction programs and review and approval by Planning Staff prior to tenant occupancy being issued.
11. Tenants in Pad Buildings 1, 3, 4 and 5 that utilize the drive-through feature shall include employee training to ensure that auto emission reduction takes place.

Community Development-Planning – Architectural Review

12. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys’ fees and costs, by reason of, or arising out of, this Planning Commission approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Planning Commission approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
13. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Planning Commission shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
14. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
15. A final color palette shall be submitted with the building permit application and shall be in substantial conformance with colors and materials approved by the Planning Commission.
16. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
17. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission’s “Tree Guidelines for the San Joaquin Valley”.
18. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.

19. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
20. No flashing, moving, animated, temporary signs or banners shall be permitted.

Community Development – Building – General Comments

21. The construction of the new buildings and related site improvements shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
22. All buildings and structures shall have the required fire separation distance separation to the property lines and from other buildings as specified by the 2013 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2013 CBC, Sections 705.3, 705.5, 705.8, 705.11, 716.5, Tables 601, 602, 705.8 and 716.5
23. Some or all of the buildings may be a shell building or a multiple occupancy building. A separate and complete tenant improvement plan submittal and permit is required prior to occupancy of each tenant space and issuance of a "Certificate of Occupancy". Such plans shall specify the tenant's name, type of business, and include a complete design for: Site & Building Accessibility, Occupancy, Exiting, Sanitation, Ventilation and other Habitability elements (i.e., envelope, lighting, mechanical design and energy reports)".
24. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2013 CBC, Section 1004.1.2
25. If the occupant load for any area of the building exceeds 49, the plans shall show:
 - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
 - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide backup power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
 - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2013 CBC, Section 1011.4
26. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2013 CBC, Sections 11B-206.1, 11B-206.2.1, 11B-206.2.2, 11B-206.2.4, 11B-206.4, 11B206.4.1.1, 11B-Division 4

27. If the project is phased, each building is required to have the required accessible paths of travel to the public way, other buildings on the site, accessible parking spaces, loading zones and transportation stops completed before the building is finalized.
28. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2013 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2013 CBC, Sections 11B-247.1.2.5 & 11B-705.1.2.5.
29. Plans to specify and show accessible parking spaces in compliance with 2013 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2013 CBC, Section 11B-208.2.4.
Provide complete and adequate accessible parking details to specify and show:
 - 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2013 CBC, Section 11B-502.2
 - 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2013 CBC, Sections 11B-502.3.4, 11B-502.3
 - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2013 CBC, Section 502.3.3
 - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2013 CBC, Section 11B-502.4
30. Plans to specify location and provide complete and adequate details of the following required parking signage:
 - A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2013 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2013 CBC, Section 11B-502.6
 - C. Specify pavement-marking symbols at each accessible parking space. 2013 CBC, Section 11B-502.6.4
31. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2013 CGBC, Section 5.106.5.2 shall be provided.
32. Unless the building meets one of the exceptions of 2013 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall

be calculated using the plumbing occupant load factor specified by 2013 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified, for each occupancy by 2013 CPC, Table 422.1.

- 33. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213
- 34. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
- 35. Fire sprinkler monitoring alarm system is required by 2013 CFC, Section 903.4 for buildings equipped with fire sprinklers. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.
- 36. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
- 37. Heating is required for each tenant space. Provide an active or passive space heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a point 3 foot above the finished floor. 2013 CBC, Section 1204.1

I certify that Resolution No. 14-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on October 22, 2014 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission

Item 6a.



MEMORANDUM, City of Lodi, Community Development Department

To: City of Lodi Planning Commissioners
From: Craig Hoffman, Senior Planner
Date: Planning Commission Meeting of 10/22/14
Subject: Past meetings of the City Council and other meetings pertinent to the Planning Commission

In an effort to inform the Planning Commissioners of past meetings of the Council and other pertinent items staff has prepared the following list of titles.

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: <http://www.lodi.gov/city-council/AgendaPage.html> to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
October 1, 2014	Regular	Set Public Hearing for November 19, 2014 to Consider Adopting a Resolution Setting The San Joaquin County Multi-Species Habitat Conservation And Open Space Plan Development Fees For 2015 (CD)
		Public Hearing to Certify a Mitigated Negative Declaration for the City of Lodi Industrial Wastewater Pipeline Extension (CD)
October 15, 2014	Regular	Set Public Hearing for November 19, 2014 to Consider adopting a Resolution Setting the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Development Fees For 2015 (CD)